

MINUTES OF THE OAKWOOD MANOR HOMEOWNERS ASSOCIATION

December 4, 2007

The meeting was called to order at 2:00 p.m. by President, Bill Leonhard. Present were Bill Leonhard, Nancy Kraus, Lois Charen, Tom Nachazel, Frank Dawes, Dick Potts, John Lavezzo and Bill Laymon. Present by telephone was Howard Orth.

The secretary's report of November 19, 2007, was read and a motion to accept the report was made by Bill Laymon and seconded by John Lavezzo.

The treasurer's report of November was read and a motion to accept the report was made by John Lavezzo and seconded by Bill Laymon. This report can be read in the Acorn.

Bill Leonhard reported on the new exit/entrance. Bill reassured all the residents that we possibly could be meeting with HDR by mid January to determine what bids have been submitted and we could make a decision as to when we can get started with the new exit/entrance. By the end of January we could possibly, as a board, vote on which contractor would be recommended to start the project.

Tom Nachazel gave a report on security 24/7 in the park. Hiring out of the park for this type of security would cost each household in the park approximately \$15 a month. Hiring employees in house would be approximately \$8 a household. Also, it would be questionable whether we can staff 24/7 from hiring within the park. The new cameras are operating and it is recommended that we give the new set up of cameras time to function.

Skip Mann reported that the sales year to date are \$2,131,550. Commission to the Association is \$48,184.88. Sales pending are \$132,325.00.

Lois Charen reported that the Thanksgiving dinner planned by Helen and Walt Shearrow was successful with about 160 residents and guests attending.

The Mice-k-teers Computer Group has 15 residents learning new skills. The Poinsettia Ball that was held on December 1st was wonderful. A special thank you to Art Bugelli and Judy Belanger for the wonderful holiday decorations inside and outside of the hall. Thanks to all volunteers who helped with the project.

Dick Potts spoke about the roads throughout the park and the need to have some of them resealed. He asked that the board research and take a look at these roads.

Jewell Coons reported that screens and lights were replaced on the bocci ball court. New signs along with yellow striping was painted in the parking lot to accommodate

parking for RV's and motor homes. New pipes were installed under the sinks in apartments two and three. These were in need of replacement due to many years of use.

The well water has been shut off indefinitely due to lack of rain. Jewell also reported on the cost of replacing the stage as well as the shower stalls in the women's shower room. Our maintenance department tackled these jobs rather than hiring outside contractors and saved the Association a great deal of money.

Old Business

1. A motion to buy insurance to cover alcohol at functions in the amount of \$478 a year and extend the coverage to the amount of \$10,000,000 was made by Frank Dawes and seconded by Tom Nachazel. 6 yeas, 2 nays. Motion passed.

2. A motion to raise the umbrella coverage of insurance to \$10,000,000 for the Association was made by Frank Dawes and seconded by John Lavezzo. 7 yeas. Motion passed.

3. A motion to accept the rules and regulations as amended was made by Frank Dawes and seconded by John Lavezzo. 7 yeas. Motion passed.

4. A motion to table the purchase of tables and chairs was made by Dick Potts and seconded by Frank Dawes. 7 yeas. Motion passed.

Meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Nancy Kraus, Secretary